

# Brookline Planning Board

**Emerald Island Special District (EISD) Zoning**

**August 17, 2016**

# Agenda

## **1. Review Key Elements of the EISD Zoning:**

- District Constraints and Existing Conditions
- Public Realm
- Uses
- Building Heights & Lot Coverage
- Setbacks
- Parking
- Summary of EISD “Triggers”

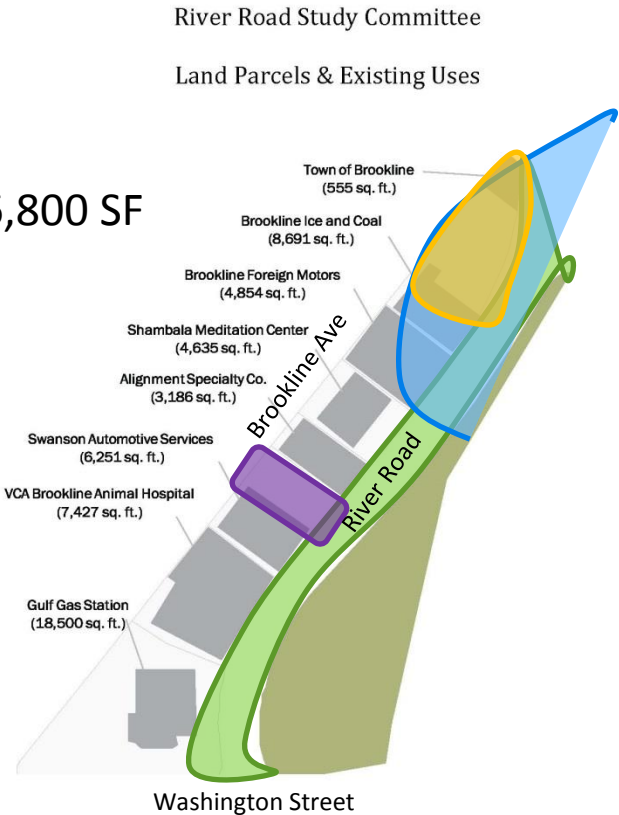
## **2. Q & A/Feedback**

# District Constraints/Existing Conditions

District = 1.2 Acres

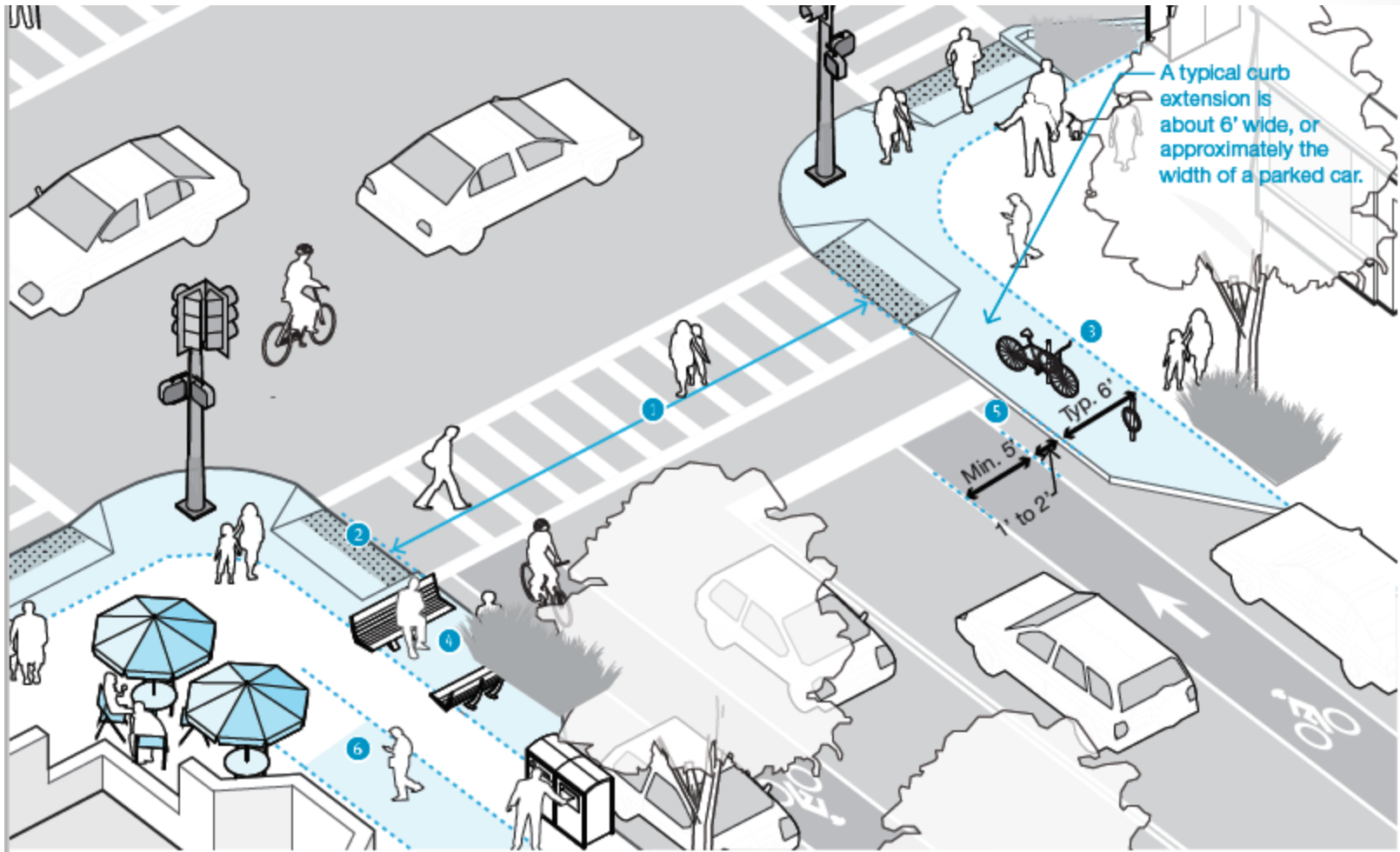
Avg Parcel Size = Approx . 6,800 SF

8 Property Owners

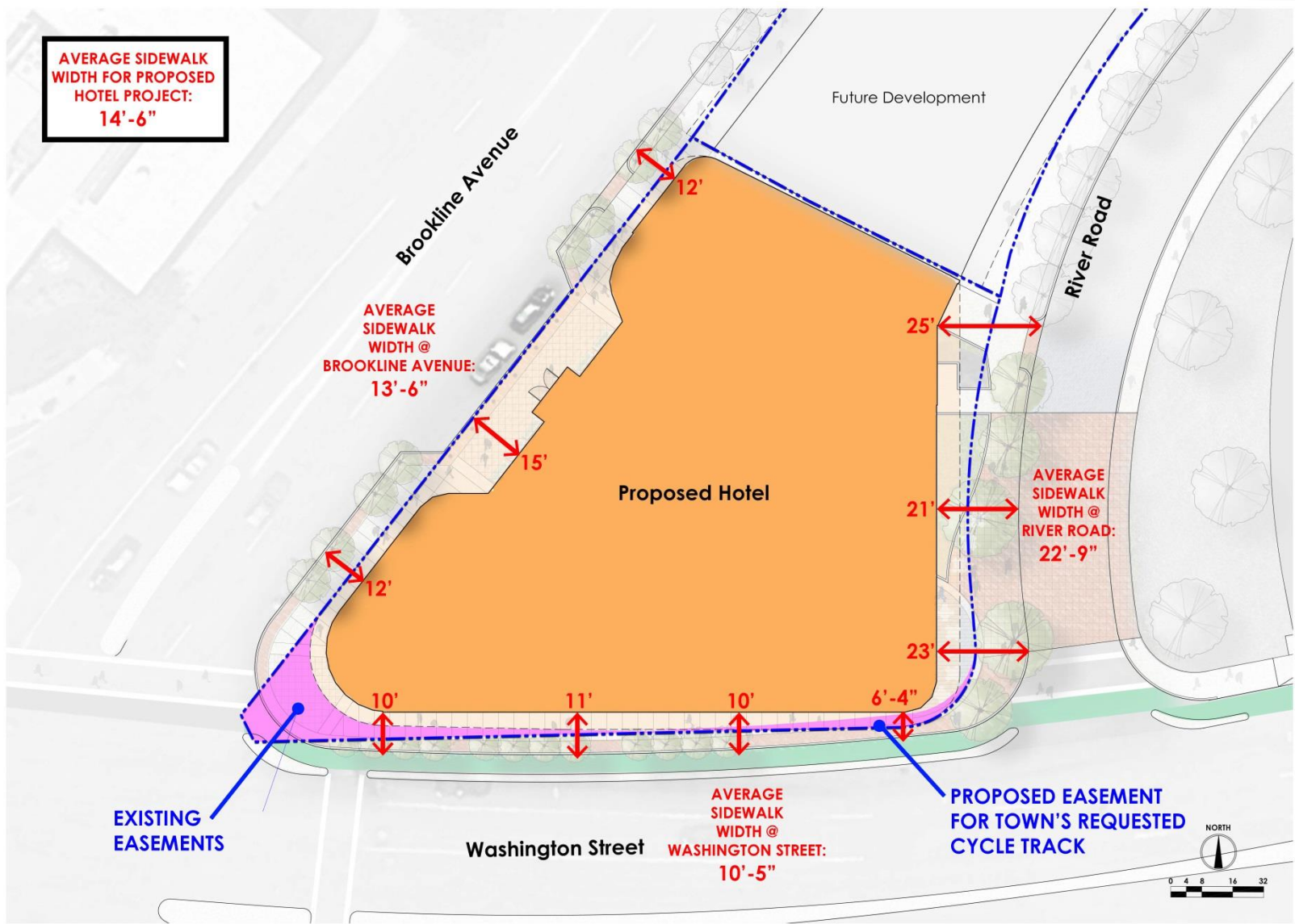


- Art. 97 Parkland
- Storm Water Easement
- 100 YR Flood Zone
- Limited Build Area

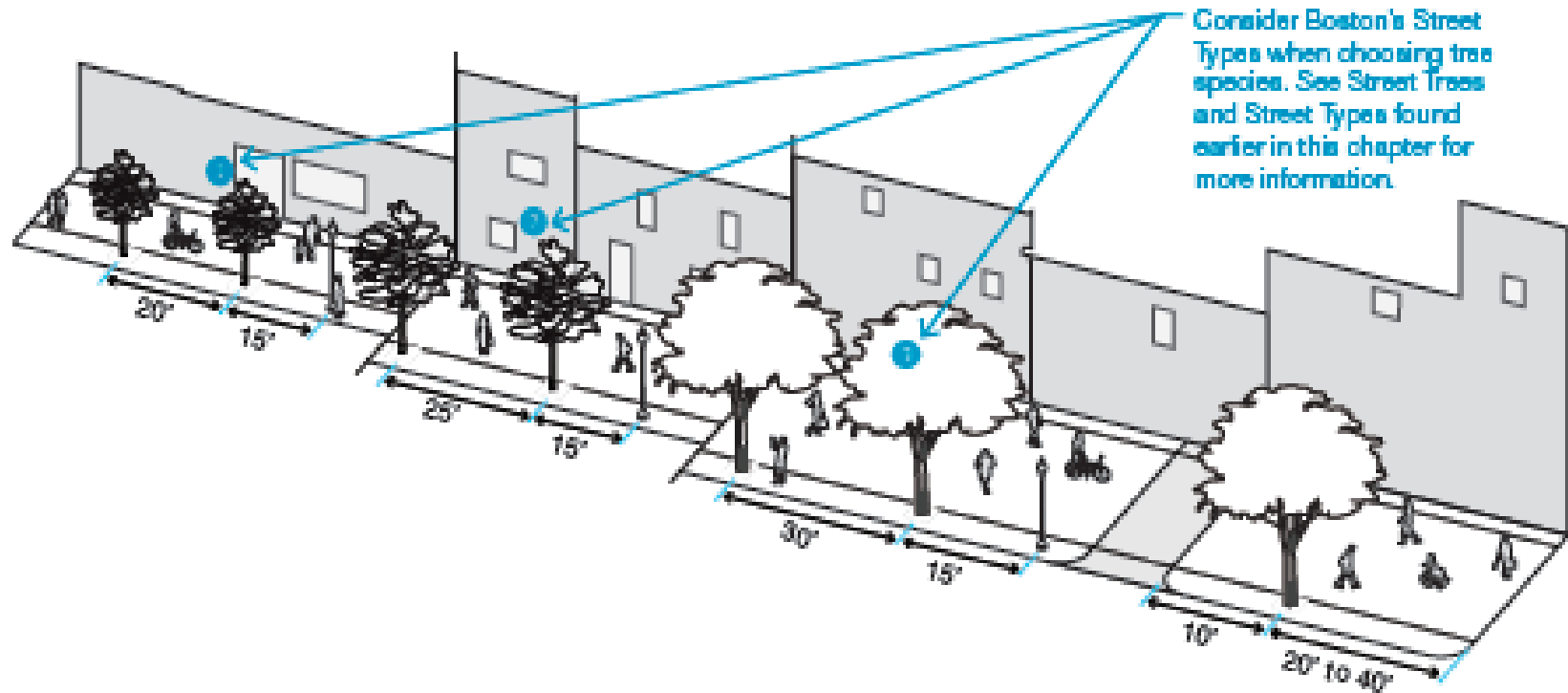
# Public Realm – Complete Streets Approach



# Sidewalk Widths

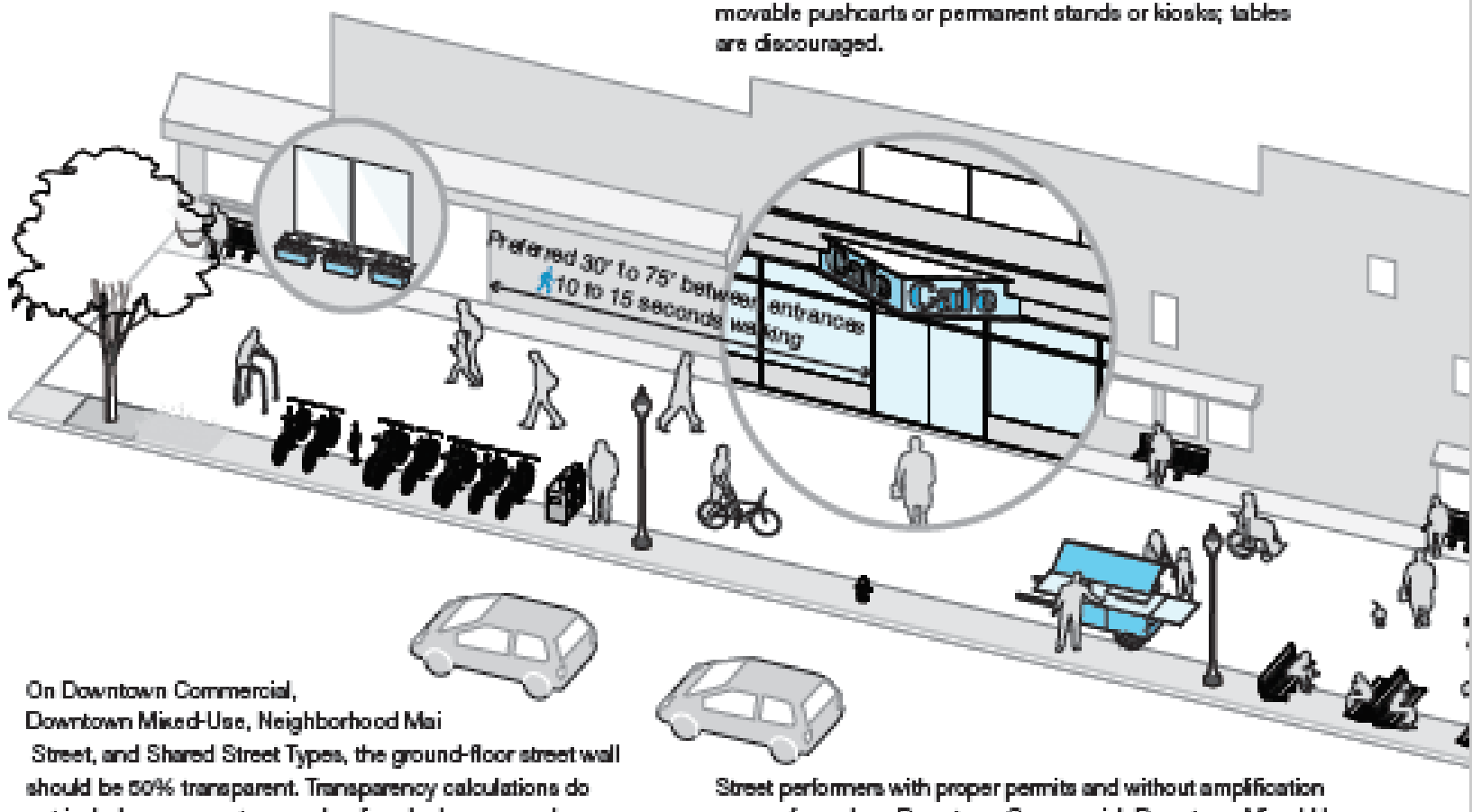


# Street Trees



# Street Scape: Vibrant Street Wall

sufficient space exists. Street vending can take the form of movable pushcarts or permanent stands or kiosks; tables are discouraged.



On Downtown Commercial, Downtown Mixed-Use, Neighborhood Main Street, and Shared Street Types, the ground-floor street wall should be 50% transparent. Transparency calculations do not include windows, doors, or other openings.

Street performers with proper permits and without amplification are encouraged.

# Uses Included Special District Zoning

## **New Uses Added to Zoning By-Law:**

- Artist Live/Work Space
- Age Restricted Housing (62 and older)
- Micro Unit

## **Existing Uses Expanded in Special District:**

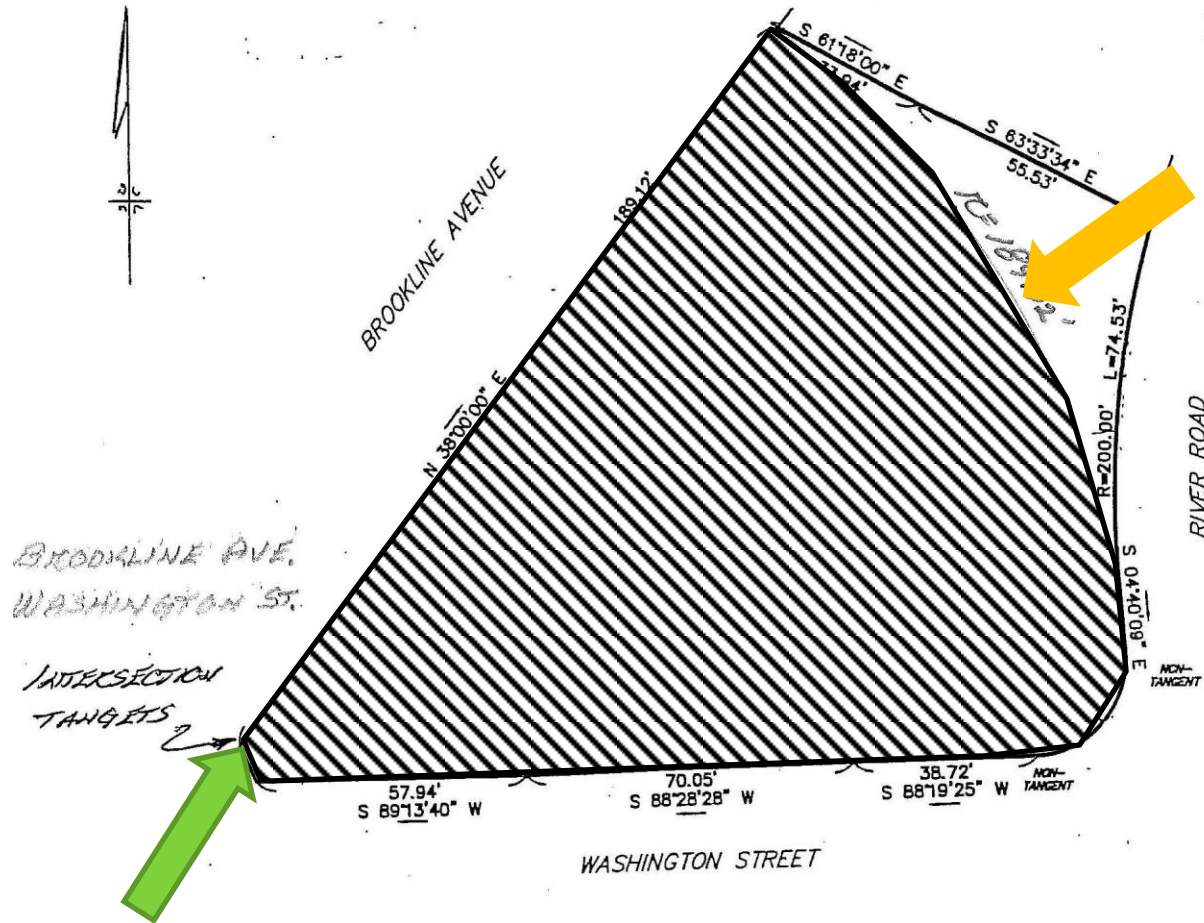
Hotel and Limited Service Hotel  
(subject to the provisions of the EISD)



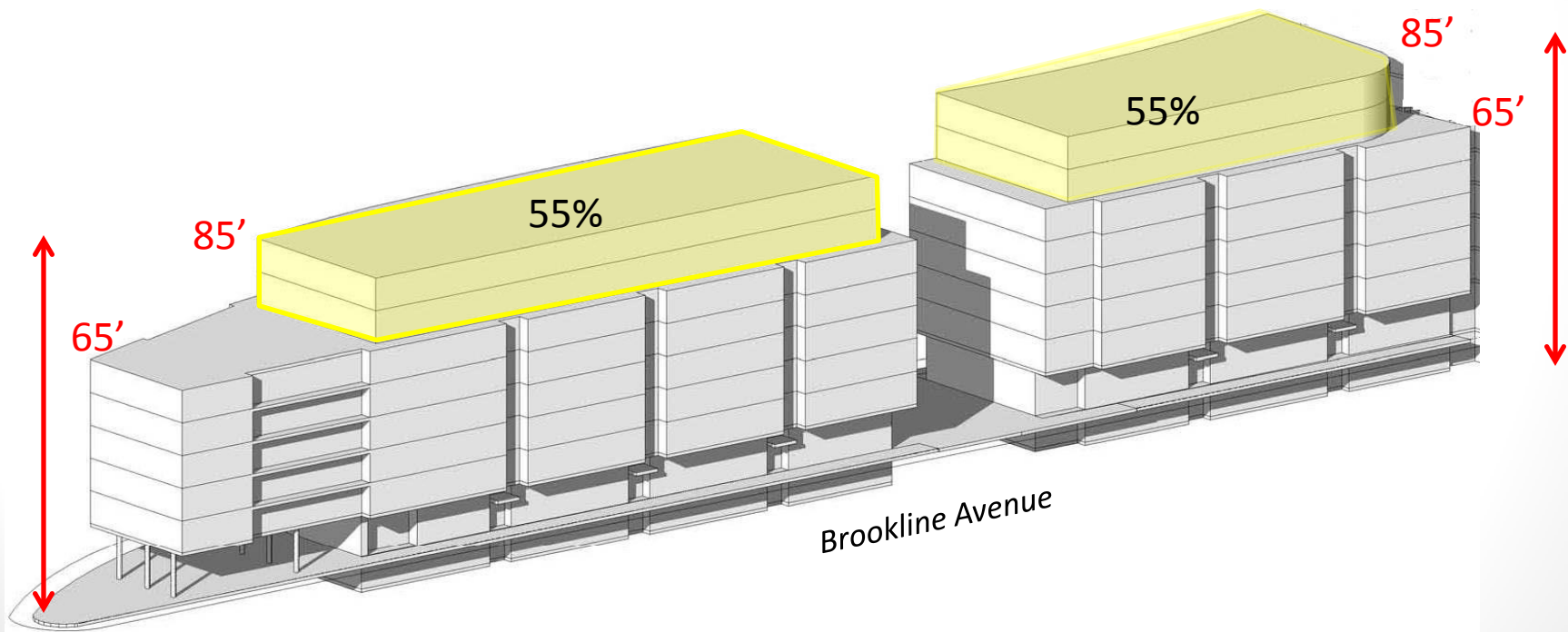
# Emerald Island Public Realm— Fully Redeveloped



# Distance from Washington Street

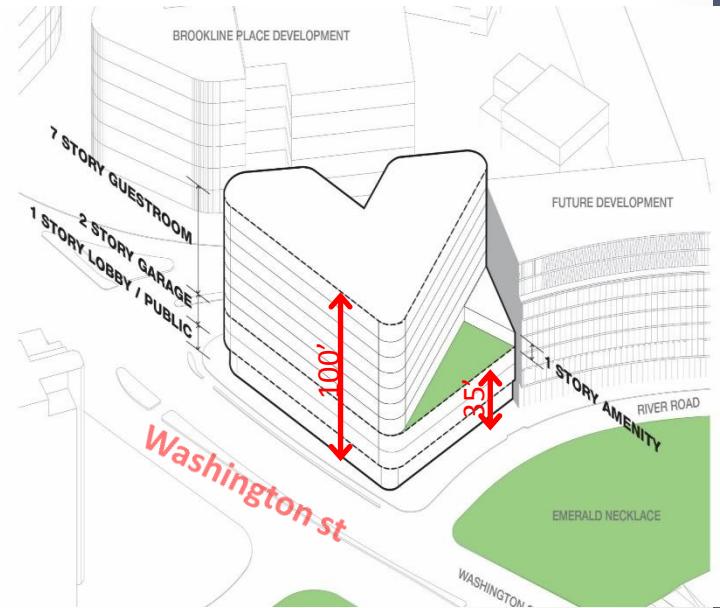
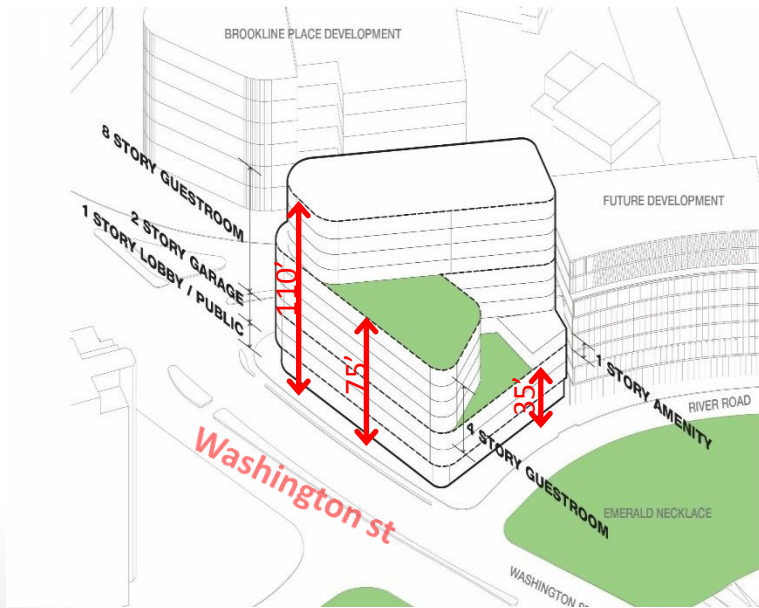
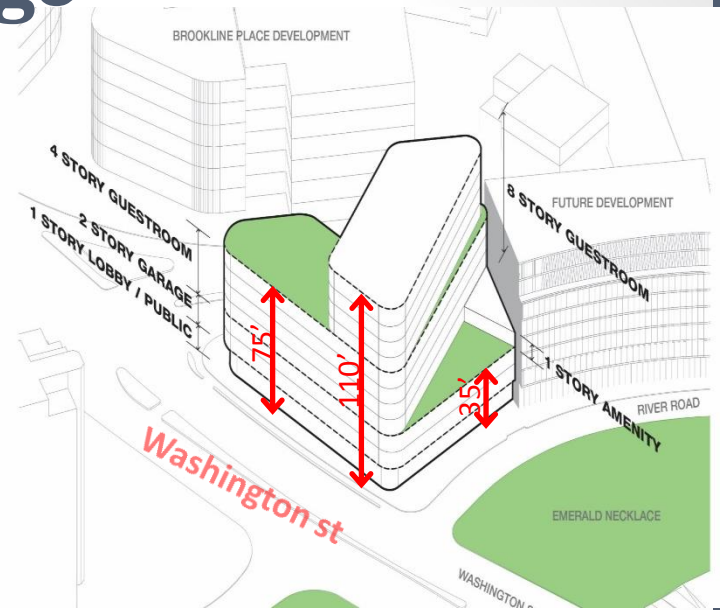
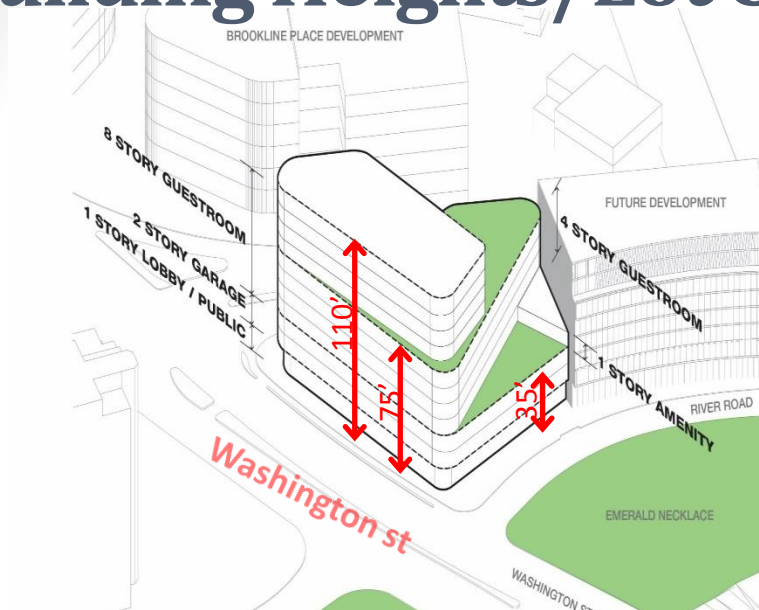


# Building Heights/Lot Coverage



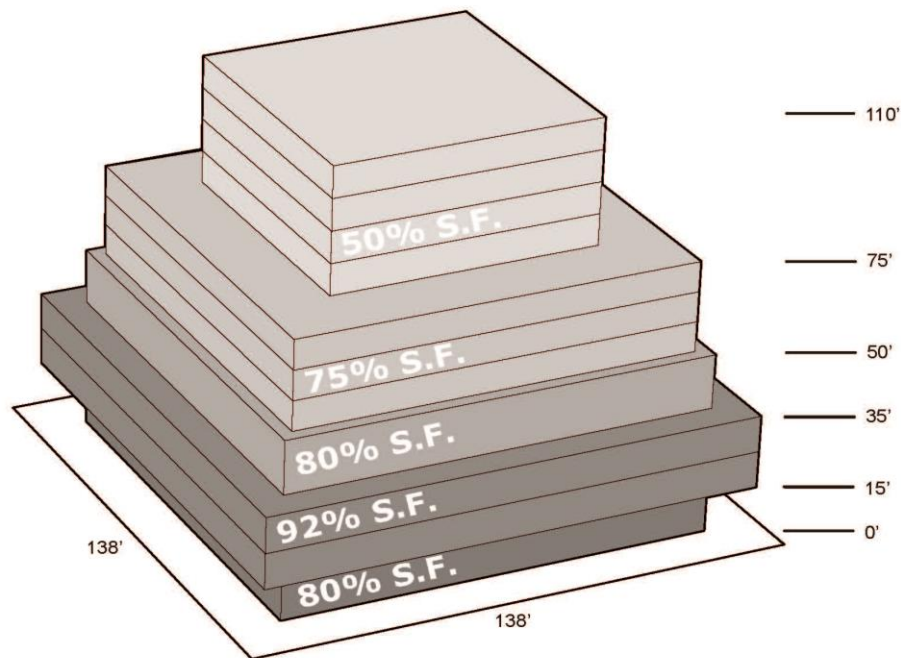


# Building Heights/Lot Coverage



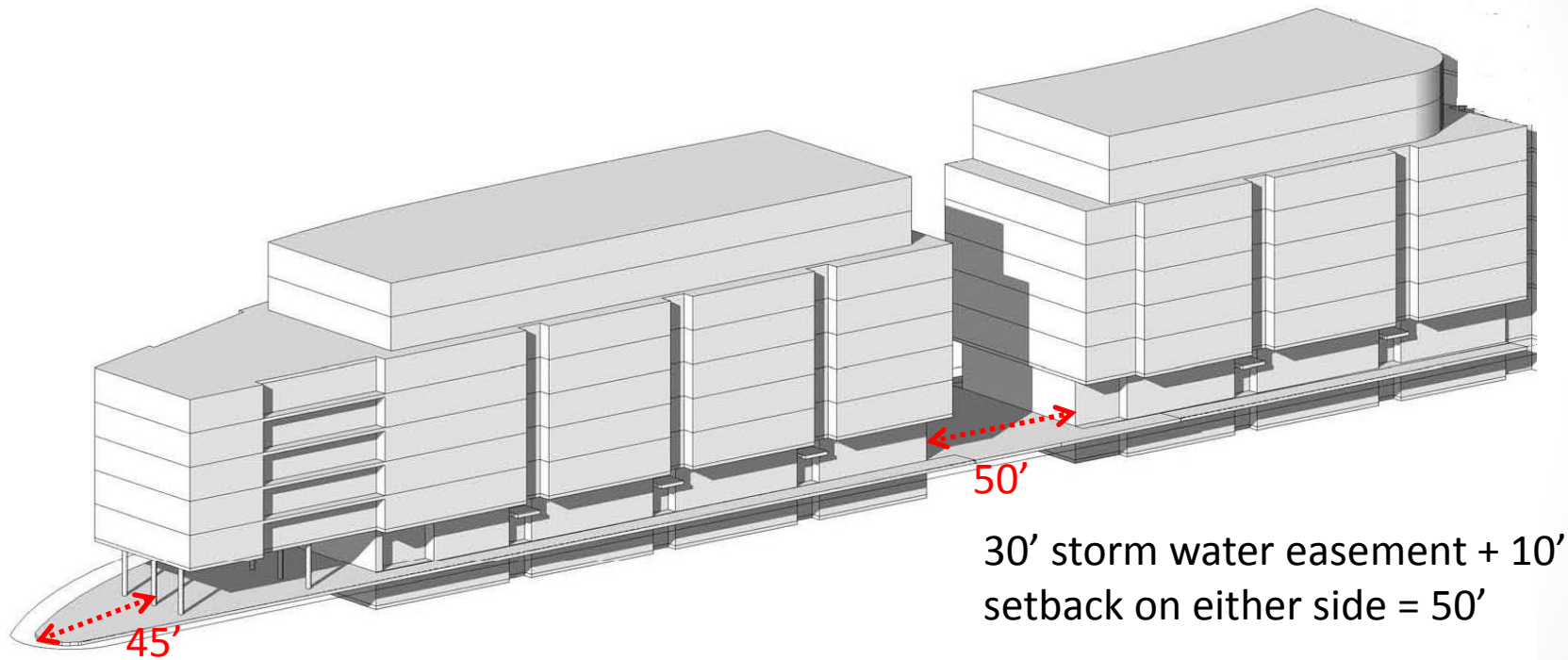
# Building Heights/Lot Coverage

## 25 Washington Street



TOTAL FOOTPRINT S.F. = 19,050 S.F.

# Setbacks (Mid-block and NE)



45' Setback from tangent of  
River Road and Brookline Ave

# Parking Maximums

USE	MAXIMUM PARKING
Principal Use 8 (Hotel) and 8a (Limited Service Hotel)	0.40 per room
Principal Use 6B-(Dwelling, age restricted)	1.25 per unit
Principal Use 6C (Live/Work space)	0.50 per unit
Principal Use 6D (Dwelling, Micro Unit)	0.50 per unit
Principal Uses: 18A (Small group health/fitness); 20 (medical office); 20a (Licensed veterinarian); 21 (professional office); 29 (store less than 5K SF); 30 (Eating places less than 5K SF); 32 (Service use business); 33 (Stores not exceeding 10K SF); 33a (Stores over 10K SF); 34 (Place for sale and consumption of food not exceeding 5K SF); 66A (Accessory Laboratory)	1.25 per 1,000 SF

\*Increase in parking maximum of up to 20% allowed by Special Permit where need can be demonstrated

# EISD Zoning “Triggers”

## Exceptions to Baseline Zoning: Max Height, FAR and Parking Requirements:

### *If a developer.....*

- Has a 13,600 SF Lot
- Meets overlay zoning requirements (sidewalk widths, ground floor height, public benefits etc.)
- Is proposing to build desired uses: (hotel, limited service hotel, artist live/work, micro units, age restricted housing, retail, restaurant, office etc.)



# EISD Zoning “Triggers”

**Exceptions to Baseline Zoning Max Height, FAR and Parking Requirements:**

***Only then can a developer.....***

- Exceed baseline zoning allowances for height, FAR, setbacks
- Utilize alternative parking requirements

# EISD Zoning “Triggers”

**Exceptions to Max Height, FAR and Parking Requirements:**

***Subject to these additional criteria.....***

- Site Plan Review
- Design Review
- Planning Board Review/Approval
- Zoning Board of Appeals Review/Approval

# Summary of ElSD Zoning Key Elements

- Minimum lot size (13,600) (*incentivize parcel aggregation*)
- Uniform minimum sidewalk widths (10' – 12')
- Minimum ground floor height (15')
- Max % lot coverage for taller building heights
- Street trees, public seating and lighting @ regular intervals
- Public benefit contribution (1% of hard construction costs)
- Parking Maximums
- LEED Certifiable Silver+
- Design Review
- Design Guidelines
- Special Permits
- Site Plan Review

# Q&A/Feedback

1. Any red flags in how zoning is worded?
2. Thoughts on TM strategy surrounding how we talk about the amendment?